# TOWNSHIP OF WALL

2700 Allaire Road P.O. Box 1168 Wall, New Jersey 07719-1168 www.wallnj.com

Timothy J. Farrell, Mayor Dan Becht, Deputy Mayor Kevin P. Orender Thomas M. Kingman Erin M. Mangan



Erika Ward Planning and Zoning Board Secretary

(732) 449-8444 Ext. 2243 FAX (732) 449-8995 eward@townshipofwall.com

# TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 4/5/2023

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Chairwoman Desarno called to order the Workshop Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

#### Roll Call

#### Members:

Chairwoman DeSarno	Present	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Present	Mr. McBarron	Absent
Mr. Addonizio	Absent	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Absent
Mr. Greenwood (Alt. #1)	Present		

# Board Professionals:

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Conflict Attorney		Board Planner	
Benjamin Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Present
Conflict Attorney		Special Board Planner	
Geoffrey Cramer, Esq.	Present	Matthew Zahorsky, PE, CME	Present
Board Attorney		Special Board Engineer	
Alan Hilla, PE, PP, CME	Absent	Erika Ward	Present
Board Engineer		Board Secretary	

## **New and Carried Applications**

#### **BOA#7-2023- Joseph Colleran**

<u>Block(s):</u> 804 <u>Lot(s)</u>: 26.03 <u>Zone</u>: R-R

Address: 1901 Lafayette Ct. Application Deemed Complete: 2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct an addition to a single-family home.

Carried to 5/3/2023 with no re-noticing required.

#### **BOA#22-2022- Phillip Howley**

Block(s): 271 Lot(s): 6.01 Zone: R-30

Address: 1920 New Bedford Rd Application Deemed Complete:4/29/2022

Application Type: Bulk Variance

Applicant is seeking to relocate an existing metal garage.

Members discussed the details of the application.

#### **BOA#5-2023- Patricia Parratt aka Patricia Cherrington**

Block(s): 751 Lot(s): 56 Zone: RR-6

Address: 3902 Belmar BLvd. Application Deemed Complete: 2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct an addition to an existing single family home.

• Members discussed the details of the application.

#### BOA#9-2023- Andrew and Alyssa Yerike

Block(s): 755 Lot(s): 31 Zone: RR-6

Address: 3707 Belmar BLvd. Application Deemed Complete:2/22/2023

Application Type: Bulk Variance

Applicant is seeking to install an inground pool with associated pool patio, walkway, and mechanical equipment.

• Members discussed the details of the application.

#### **BOA#6-2023- Paul and Catherine DiGeorgio**

Block(s): 273 Lot(s): 11.01 Zone: R-30

Address: 549 Old Mill Rd. Application Deemed Complete: 2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct a new home with an inground swimming pool and associated site improvements.

• Members discussed the details of the application.

#### Resolutions

## **BOA#6-2021- Dorrer Family RESTATED**

Block(s): 930 Lot(s): 20 & 21 Address: 1462 Hwy 34 & 4908 McGill Rd.

• No corrections. Resolution can be adopted as written.

#### **BOA#17-2022- Michael & Diane Melillo RESTATED**

Block(s): 886 Lot(s): 15 Address: 2623 River Rd.

• No corrections. Resolution can be adopted as written.

## BOA#2-2023

Block(s): 878 Lot(s): 5 Address: 1603 Allen Way

• No corrections. Resolution can be adopted as written.

#### **Other Business**

#### Minutes to be Adopted

#### 12/21/2022

Minutes can be approved as written.

## <u>Adjournment</u>

7:15 PM

# TOWNSHIP OF WALL

2700 Allaire Road P.O. Box 1168 Wall, New Jersey 07719-1168 www.wallnj.com

Timothy J. Farrell, Mayor Dan Becht, Deputy Mayor Kevin P. Orender Thomas M. Kingman Erin M. Mangan



Erika Ward Planning and Zoning **Board Secretary** 

(732) 449-8444 Ext. 2243 FAX (732) 449-8995 eward@townshipofwall.com

# TOWNSHIP OF WALL ZONING BOARD OF ADJUSTMENT MEETING MINUTES 4/5/2023

WORKSHOP SESSION 7:00 PM

Regular Meeting Immediately Following in Municipal Meeting Room

Chairwoman Desarno called to order the Regular Meeting of the Wall Township Board of Adjustment according to the Sunshine Law.

#### Roll Call

#### Members:

Chairwoman DeSarno	Present	Ms. Loelius (Alt. #2)	Present
Vice Chairwoman Gray	Present	Mr. McBarron	Absent
Mr. Addonizio	Absent	Mr. Morris	Present
Mr. Burke	Present	Mr. Shimko	Absent

Mr. Greenwood (Alt. #1) Present

## **Board Professionals:**

Thomas Catley, Esq.	Absent	Scott Taylor, AICP, PP, LLA, LEED AP	Absent
Conflict Attorney		Board Planner	
Benjamin Montenegro, Esq.	Absent	Nora Coyne, PP, AICP	Present
Conflict Attorney		Special Board Planner	
Geoffrey Cramer, Esq.	Present	Matthew Zahorsky, PE, CME	Present

**Board Attorney** Special Board Engineer

Alan Hilla, PE, PP, CME Erika Ward Absent Present

**Board Engineer Board Secretary** 

## **New and Carried Applications**

#### **BOA#7-2023- Joseph Colleran**

Block(s): 804 Lot(s): 26.03 Zone: R-R

Address: 1901 Lafayette Ct. Application Deemed Complete: 2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct an addition to a single-family home.

Carried to 5/3/2023 with no re-noticing required.

#### **BOA#22-2022- Phillip Howley**

Block(s): 271 Lot(s): 6.01 Zone: R-30

Address: 1920 New Bedford Rd Application Deemed Complete:4/29/2022

Application Type: Bulk Variance

Applicant is seeking to relocate an existing metal garage.

#### For the Applicant

- Homeowner's Phillip & Christine Howley
- Mike Rubino, Attorney
- Joseph Kociuba, Engineer

#### From the Public

None

#### Summary

• This application is a continuation from the August 3, 2022 meeting after being carried two times. The Applicants Attorney, Mike Rubino explained that they are seeking approval for an oversized shed, not a garage. The Applicant agreed to change the door size to ensure it won't be used for a garage, only storage purposes. The shed will be used to store patio furniture, gardening supplies, a boat, and an ATV.

#### **Decision**

Motion: Mr. BurkeSecond: Ms. Loelius

Roll Call:

Chairwoman DeSarno Yea Mr. McBarron Absent Vice Chairwoman Gray Mr. Morris Yea Yea Mr. Addonizio Absent Ms. Loelius (Alt. #2) Yea Mr. Burke Yea Mr. Shimko N/A

Mr. Greenwood (Alt. #1) Yea

• Application approved with conditions.

#### **BOA#5-2023- Patricia Parratt aka Patricia Cherrington**

<u>Block(s):</u> 751 <u>Lot(s)</u>: 56 <u>Zone</u>: RR-6

Address: 3902 Belmar BLvd. Application Deemed Complete: 2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct an addition to an existing single family home.

#### For the Applicant

- Timothy Middleton, Attorney
- Joseph Kociuba, Engineer
- Tom Pearson, Architect

#### From the Public

None

#### Summary

• The Applicant is requesting to construct a master bedroom suite addition to their existing single-family home. The house is roughly 1,860 square feet and the proposed is roughly 900 square feet. The home will remain a one-story home and the existing garage, the front covered porch, the kitchen and living area will remain as is.

#### Decision

Motion: Vice Chairman Gray

• Second: Mr. Morris

Roll Call:

Chairwoman DeSarno Mr. McBarron Absent Yea Vice Chairwoman Grav Mr. Morris Yea Yea Mr. Addonizio Ms. Loelius (Alt. #2) Yea Absent Mr. Burke Mr. Shimko Yea Absent

Mr. Greenwood (Alt. #1) Yea

Application approved with conditions.

#### BOA#9-2023- Andrew and Alyssa Yerike

<u>Block(s):</u> 755 <u>Lot(s)</u>: 31 <u>Zone</u>: RR-6

Address: 3707 Belmar BLvd. Application Deemed Complete: 2/22/2023

Application Type: Bulk Variance

Applicant is seeking to install an inground pool with associated pool patio, walkway, and mechanical

equipment.

## For the Applicant

• Timothy Middleton, Attorney

• Joseph Kociuba, Planner & Engineer

#### From the Public

None

#### <u>Summary</u>

The Applicants are requesting to install a 20x40 inground pool with associated site work and
mechanical equipment to their undersized lot located in the RR-6 zone. The home is located
next to a 15-acre vacant lot to the west and the Rugby school is located on the other side of
their property. Joe Kociuba, the Engineer and Planner believes that the variances can be granted
and believes there will be no substantial detriment to the public good.

#### Decision

Motion: Mr. Greenwood

Second: Mr. Morris

Roll Call:

Chairwoman DeSarno Yea Mr. McBarron Absent Vice Chairwoman Grav Yea Mr. Morris Yea Mr. Addonizio Ms. Loelius (Alt. #2) Absent Yea Mr. Burke Yea Mr. Shimko Absent

Mr. Greenwood (Alt. #1) Yea

Application approved with conditions.

#### **BOA#6-2023- Paul and Catherine DiGeorgio**

<u>Block(s):</u> 273 <u>Lot(s)</u>: 11.01 <u>Zone</u>: R-30

Address: 549 Old Mill Rd. Application Deemed Complete: 2/14/2023

Application Type: Bulk Variance

Applicant is seeking to construct a new home with an inground swimming pool and associated site improvements.

#### For the Applicant

- Mark Aikins, Attorney
- CJ Aker, Architect
- William Merunka, Engineer & Planner

#### From the Public

None

#### **Summary**

• The Attorney representing the DiGeorgio's, Mark Aikin's explained this application is split by the municipal boundary line between Wall Township and the borough of Spring Lake Heights. The application involves the construction of a new single-family home and pool which will reside in Spring Lake Heights and all of which complies with the Spring Lake Heights zoning ordinance. The Applicant will be constructing a new patio around the pool which will encroach slightly into Wall. There is an existing garage located in Wall that will remain.

#### **Decision**

Motion: Mr. MorrisSecond: Mr. Greenwood

Roll Call:

Chairwoman DeSarno	Yea	Mr. McBarron	Absent
Vice Chairwoman Gray	Yea	Mr. Morris	Yea
Mr. Addonizio	Absent	Ms. Loelius (Alt. #2)	Yea
Mr. Burke	Yea	Mr. Shimko	Absent

Mr. Greenwood (Alt. #1) Yea

Application approved with conditions.

#### Resolutions

#### **BOA#6-2021- Dorrer Family RESTATED**

Block(s): 930 Lot(s): 20 & 21 Address: 1462 Hwy 34 & 4908 McGill Rd.

**Decision** 

Motion: Mr. GreenwoodSecond: Ms. Loelius

• All in favor. None Opposed.

• No corrections. Resolution can be adopted as written.

## **BOA#17-2022- Michael & Diane Melillo RESTATED**

Block(s): 886 Lot(s): 15 Address: 2623 River Rd.

**Decision** 

• Motion: Vice Chairman Gray

• Second: Mr. Morris

• All in favor. None Opposed.

• No corrections. Resolution can be adopted as written.

#### BOA#2-2023

Block(s): 878 Lot(s): 5 Address: 1603 Allen Way

Decision

Motion: Ms. Loelius

• Second: Chairwoman Desarno

• All in favor. None Opposed.

No corrections. Resolution can be adopted as written.

#### **Other Business**

## **Minutes**

#### 12/21/2022

# **Decision**

• Motion: Vice Chairman Gray

• Second: Ms. Loelius

• All in favor. None Opposed.

No corrections. Minutes can be adopted as written.

## Adjournment 8:35 PM

Respectfully submitted by: Erika Ward